

ADOPTED

MEMORANDUM

SEPTEMBER 10, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-nine zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton		2		
Back Bay	1			
Beacon Hill	2	1		
Charlestown	2			
Chinatown				
City Proper	1			
Dorchester	2		1	1
East Boston	1	1		
Fenway				
Government Center				
Hyde Park			2	
Jamaica Plain	2			1
Kenmore				
Mattapan	1		1	
North End	1			
Roslindale				
Roxbury	1			1
South Boston	1			
South Cove				
South End	1			1
West Roxbury				

Allston-Brighton

Denial Z-10320. 70-72 Brooks Street, basement apartment.
Denial Z-10410. 72 Perthshire Road, retaining wall.

Back Bay

Approval Z-10481. 777-793 Boylston Street, restaurant outside seating.

Beacon Hill

Approval Z-10341. 84 Beacon Street, renovation of architectural elements.
Approval Z-10407. 49 Pinckney Street, bay window.
Denial Z-10414. 27 Pinckney Street, one-family to four apartments.

Charlestown

Approval Z-10372. 36 Austin Street, subdivision.
Approval Z-10483. 300 Chelsea Street, Building 114, restoration and rehabilitation.

City Proper

Approval Z-10432. 172-180 Federal Street, take out restaurant.

Dorchester

Approval Z-10196. 41 Hallet Street, home improvement retail sales.
Denial w/o Z-10405- 19-19R Abbot Street, inadequate plan.
Prejudice 10406.
Approval Z-10415. 42 Clayton Street, existing two-family dwelling.
Deferral Z-10458- 600-618 Columbia Road, appellant working with the
 10459. Authority

East Boston

Approval Z-10343. 184 Cottage Street, six to seven apartments.
Denial Z-10413. 123-129 Havre Street, six apartment structure.

Hyde Park

Denial w/o
Prejudice Z-10408. 10 Allen Street, excessive density.

Denial w/o Z-10417- 1-6 Summit Heights Road, meet with community.
Prejudice 10422.

Jamaica Plain

Approval Z-10317. 49 Boylston Street, legalize two-family dwelling.

Deferral Z-10354. 67R South Street, meet with abutter and neighborhood group.

Approval Z-10411. 24-26 Newbern Street, two-family dwelling.

Mattapan

Approval Z-10310- 35-35A Harvard Street, subdivision.

Denial w/o Z-10409. 1336B-1340A Blue Hill Avenue, take out restaurant.
Prejudice

North End

Approval Z-10290. 338-340 Commercial Street, raise roof level.

Roxbury

Deferral Z-10460. 18A-20 Parker Hill Avenue.

Approval Z-10627-10632. Annunciation Road & Ruggles Street. Boston Housing
South Boston Authority Turnkey Project.

Approval Z-10378. 550 East Third Street, laundromat.

South End

Approval Z-10337. 11 Upton Street, rear deck addition.

Deferral Z-10412. 294-296 Columbus Avenue, meet with Authority.

Approval Z-10435. 565-569A Tremont Street. Take-out restaurant.

BOARD OF APPEAL REFERRALS

SEPTEMBER 10, 1987

Hearing

- | | | | |
|-----|---------------|---------|--|
| 1. | Z-10196 | 9/15/87 | LNJ Trust
John Hand, Trustee
41 Hallet Street, Dorchester |
| 2. | Z-10290 | 8/18/87 | Ronald Lencock
338-340 Commercial Street, Boston |
| 3. | | | POSTPONED |
| 4. | Z-10310-10311 | 9/15/87 | John Guenthner
35-35A Harvard Street, Mattapan |
| 5. | Z-10317 | 9/1/87 | Thomas J. Baccei
49 Boylston Street, Jamaica Plain |
| 6. | Z-10320 | 9/1/87 | Marlboro Associates, Inc.
Joseph Vilimas
70-72 Brooks Street, Brighton |
| 7. | Z-10337 | 9/1/87 | Michael J. Volpe
11 Upton Street, Boston |
| 8. | Z-10341 | 9/15/87 | Thomas Kershaw
84 Beacon Street, Boston |
| 9. | Z-10343 | 9/8/87 | Philip D. Greco
184 Cottage Street, East Boston |
| 10. | Z-10354 | 9/8/87 | Gerard Odabashian
67R South Street, Jamaica Plain |
| 11. | Z-10372 | 9/1/87 | William Pizzurro
36 Austin Street, Charlestown |
| 12. | Z-10378 | 9/8/87 | Joseph P. Plunkett
550 East Third Street, South Boston |
| 13. | Z-10405-10406 | 9/8/87 | Claudius Walker
19-19R Abbott Street, Dorchester |
| 14. | Z-10407 | 9/15/87 | Dorsey Gardner
49 Pinckney Street, Boston |
| 15. | Z-10408 | 9/1/87 | Patrick A. Padula
10 Allen Street, Hyde Park |
| 16. | Z-10409 | 9/15/87 | Billy Smith
1336-1340A Blue Hill Avenue, Mattapan |

*not included in original submission

BOARD OF APPEAL REFERRALS

SEPTEMBER 10, 1987

Hearing

17.	Z-10410	9/15/87	Francis Palkey 79 Perthshire Road, Brighton
18.	Z-10411	9/15/87	Vartan Keshishian 24-26 Newbern Street, Jamaica Plain
19.	Z-10412	9/15/87	Pearlie Manassa 294-296 Columbus Avenue, Boston
20.	Z-10413	9/15/87	Anthony Oliviero 123-129 Havre Street, East Boston
21.	Z-10414	9/15/87	30-32 Oliver Street Corporation Frank Sawyer 27 Pinckney Street, Boston
22.	Z-10415	9/15/87	Kathleen Brown 42 Clayton Street, Dorchester
23.	Z-10417-10422	9/8/87	Thomas M. Linnane 1-6 Summit Heights Road, Hyde Park
24.	Z-10432	9/29/87	176 Federal Street Realty Trust 172-180 Federal Street, Boston
*25.	Z-10435	9/8/87	Mise En Place, Inc. Susan C. Mayer & Walter J. Lewis 565-569A Tremont Street, Boston
26.	Z-10458-10459	9/15/87	Paul G. Roiff 600-618 Columbia Road, Dorchester
*27.	Z-10460	9/15/87	Paul G. Roiff 18A-20 Parker Hill Avenue, Roxbury
28.	Z-10481	9/15/87	J. C. Hillary's Ltd. Mark Hardzfeld 777-793 Boylston Street, Boston
29.	Z-10483	9/15/87	Boston Redevelopment Authority 300 Chelsea Street, Building 114 Charlestown
*30.	Z-10627-10632	9/15/87	Boston Housing Authority 30-68 Annunciation Road & 250-270 Ruggles Street, Roxbury

*not included in original submission

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FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
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NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 9/15/87 Z-10196
LNJ Trust
John Hand, Trustee
41 Hallet Street
Dorchester

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from garage to home improvement
retail sales.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-10196, LNJ Trust, John Hand, Trustee, 41 Hallet Street, Dorchester, for change of occupancy from garage to home improvement retail sales in the Harborpark Interim Overlay Planning manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Rehabilitation of structure for Dorchester Door and Window showroom, sales offices, and fabrication area is consistent with the height standards, interim use controls, and land use objectives of the Harborpark Interim Overlay Planning District in that this property is not a factor in affording access or views to the water's edge.



Z-10196 41 HALLET STREET, DORCHESTER

NEPONSET DRIVE-IN

Hearing: 8/18/87 Z-10290
Ronald Lencock
338-340 Commercial Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-2-55)

Purpose: Raise roof level of five-apartment structure.

Violation(s): Excessive height of building.
Restricted roof structure district.

VOTED: In reference to petition Z-10290, Ronald Lencock, 338-340 Commercial Street, Boston, for conditional use and variance to raise roof level of five-apartment structure in a manufacturing (M-2-55) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Permit to raise roof three feet two inches to increase light and air into bedroom was inadvertently issued by Inspectional Services Department. Work was started but roof has been temporarily made water tight. Petitioner states new construction nearby has blocked light. Floor area will not be increased.



Z-10290 338-340 COMMERCIAL STREET, BOSTON

Board of Appeal Referrals

9/10/87

Hearing: 9/15/87

Z-10310-10311
John Guenthner
35-35A Harvard Street
Mattapan

Site: 2½-Story structure

District(s): Residential (R-.8)

Purpose: Subdivide; change occupancy from two- to three-family dwelling; legalize occupancy as one-family dwelling.

Violation(s): Insufficient lot area width, open space, front, side, and rear yards.

VOTED: In reference to petitions Z-10310-10311, John Guenthner, 35-35A Harvard Street, Mattapan, for eight variances to subdivide, change occupancy from two- to three-family dwelling and legalize occupancy as one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Subdivision of front and rear residential structures. No exterior changes to structures.



Z-10310-10311 35-35A HARVARD STREET, MATTAPAN

Board of Appeal Referrals

9/10/87

Hearing: 9/1/87 Z-10317
Thomas J. Baccei
49 Boylston Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-10317, Thomas J. Baccei, 49 Boylston Street, Jamaica Plain, for variance to legalize occupancy for two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that there be no exterior changes. No record of legal occupancy. Two-family dwelling compatible with residential neighborhood.



Z-10317

49 BOYLSTON STREET, JAMAICA PLAIN

Board of Appeal Referrals

9/10/87

Hearing: 9/1/87 Z-10320
Marlboro Associates, Inc.
Joseph Vilimas
70-72 Brooks Street
Brighton

Site: 2½-Story structure (three-family dwelling)

District(s): Residential, two-family (R-.5)

Purpose: Combine second- and third-floor units into one apartment; install new basement apartment.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10320, Marlboro Associates, Inc., Joseph Vilimas, 70-72 Brooks Street, Brighton, for variance to combine second- and third-floor units into one apartment and install new basement apartment in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Basement unit layout is unacceptable. Insufficient off-street parking on site.



Z-10320 70-72 BROOKS STREET, BRIGHTON

Board of Appeal Referrals

9/10/87

Hearing: 9/8/87 Z-10337
Michael J. Volpe
11 Upton Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Erect rear deck (13' x 16') addition to four-unit apartment structure.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-10337, Michael J. Volpe, 11 Upton Street, Boston, for variance to erect rear deck (13' x 16') addition to four-unit apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval and to the Upton Street Association for review. Deck will not extend beyond existing rear extension.



Z-10337

11 UPTON STREET, BOSTON

Board of Appeal Referrals

9/10/87

Hearing: 9/15/87 Z-10341
Thomas Kershaw
84 Beacon Street
Boston

Site: Four-story structure

District(s): Local business (L-2-65)

Purpose: Erect one-floor addition to hotel-restaurant structure.

Violation(s): Extension of nonconforming use.
Excessive height of building.
Insufficient setback of parapet.

VOTED: In reference to petition Z-10341, Thomas Kershaw, 84 Beacon Street, Boston, for three variances to erect one-floor addition to hotel-restaurant structure in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval. Renovation includes restoring deteriorated architectural elements and enclosing 450 square feet of terrace. Existing height of building will not be increased. Beacon Hill Civic Association is not opposed.

Z-10341 84 BEACON STREET, BOSTON



Z-10341



84 BEACON STREET. BOSTON

PUBLIC

GARDE

POND

Board of Appeal Referrals

9/10/87

Hearing: 9/8/87 Z-10343
Philip D. Greco
184 Cottage Street
East Boston

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change six-family dwelling and store to seven-family dwelling and store.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-10343, Philip D. Greco, 184 Cottage Street, East Boston, for two variances for change of occupancy from six-family dwelling and store to seven-family dwelling and store in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. No apparent impact on residential neighborhood.



Z-10343

184 COTTAGE STREET, EAST BOSTON

Board of Appeal Referrals

9/10/87

Hearing: 9/8/87 Z-10354
Gerard Odabashian
67R South Street
Jamaica Plain

Site: 2½-Story structure

District(s): Local business (L-.5)

Purpose: Erect two-story garage-storage structure.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-10354, Gerard Odabashian, 67R South Street, Jamaica Plain, for variance to erect two-story garage-storage structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with abutter and Neighborhood Council. Proposed structure will block light to abutters second-floor apartment.



Z-10354

67R SOUTH STREET, JAMAICA PLAIN

Board of Appeal Referrals

9/10/87

Hearing: 9/1/87

Z-10372
William Pizzurro
36 Austin Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Subdivide.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-10372, William Pizzurro, 36 Austin Street, Charlestown, for extension of nonconforming use to subdivide in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Petition involves subdivision of sixty-five square feet and ten square feet of land at 36 and 40 Austin Street. Existing irregular lots will be improved.



Z-10372 36 AUSTIN STREET, CHARLESTOWN

Hearing: 9/8/87 Z-10378
Joseph P. Plunkett
550 East Third Street
South Boston

Site: One-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from garage to laundromat.

Violation(s): Laundromat is forbidden use.

VOTED: In reference to petition Z-10378, Joseph P. Plunkett, 550 East Third Street, South Boston, for forbidden use for change of occupancy from garage to laundromat in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the laundromat not open before 7:00 a.m. and close no later than 10:00 p.m.; that an attendant be present during operating hours; that plans inclusive of signage be submitted to the Authority for design review approval.



Z-10378

550 EAST THIRD STREET, SOUTH BOSTON

Board of Appeal Referrals

9/10/87

Hearing: 9/8/87 Z-10405-10406
Claudius Walker
19-19R Abbott Street
Dorchester

Site: 6,151 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect two two-family dwellings.

Violation(s): Insufficient lot area and off-street parking.
Two dwellings on same lot.

VOTED: In reference to petitions Z-10405-10406, Claudius Walker, 19-19R Abbott Street, Dorchester, for five variances to erect two two-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Although new housing would be appropriate, the proposed new plan to construct front and rear structures is inadequate and would have negative impacts on the residential area. Neighborhood patterns must be recognized and addressed.



Z-10405-10406

19-19R ABBOT STREET, DORCHESTER

Board of Appeal Referrals

9/10/87

Hearing: 9/15/87

Z-10407
Dorsey Gardner
49 Pinckney Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

Purpose: Erect one-story bay addition to rear of the one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10407, Dorsey Gardner, 49 Pinckney Street, Boston, for variance to erect one-story bay addition to rear of one-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal will add bay window to basement level rear facade. Minimum increase in floor area, approximately 24 square feet.



Z-10407

49 PINCKNEY STREET, BOSTON

COMMONS
of
MASSACHUSETTS
STATE HOUSE

Hearing: 9/1/87 Z-10408
Patrick A. Padula
10 Allen Street
Hyde Park

Site: 9,690 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect three-family dwelling.

Violation(s): Three-family dwelling is conditional use.
Insufficient off-street parking.

VOTED: In reference to petition Z-10408, Patrick A. Padula, 10 Allen Street, Hyde Park, for conditional use and variance to erect three-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. The construction of housing on this property is appropriate. However, the proposal is too dense. The neighborhood is a mix of single- and two-family homes with abutting industrial uses. Proposed structure does not reflect the residential character of the existing area.



Z-10408

10 ALLEN STREET, HYDE PARK

Hearing: 9/15/87 Z-10409
Billy Smith
1336B-1340A Blue Hill Avenue
Mattapan

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change insurance agency and stores to same and
take-out restaurant and beauty salon.

Violation(s): Take-out restaurant is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-10409, Billy Smith, 1336B-1340A Blue Hill Avenue, Mattapan, for conditional use and variance for change of occupancy from insurance agency and stores to same, take-out restaurant and beauty salon in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. The addition of a take-out restaurant along this strip of Blue Hill Avenue is the primary concern. This is a commercial area and the lack of off-street parking would affect the existing businesses. Renovation and addition of commercial stock to this area would be beneficial. However, a take-out restaurant must be monitored to minimize any impacts to the surrounding properties. Traffic impact of rubbish removal and hours of operation are also serious concerns.



Z-10409

1336B-1340A BLUE HILL AVENUE, MATTAPAN

Board of Appeal Referrals

9/10/87

Hearing: 9/15/87 Z-10410
Francis Palkey
79 Perthshire Road
Brighton

Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect 9' retaining wall.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-10410, Francis Palkey, 79 Perthshire Road, Brighton, for two variances to erect a nine-foot retaining wall in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal to legalize existing retaining wall which does not comply with Section 7-3 of the Code conditions required for variance. Some adjoining property owners are opposed, apparently aggrieved at the alteration of the natural landscape and presence of an unsightly wall.



Z-10410

79 PERTSHIRE ROAD, BRIGHTON

Hearing: 9/15/87 Z-10411
Vartan Keshishian
24-26 Newbern Street
Jamaica Plain

Site: 4,712 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-10411, Vartan Keshishian, 24-26 Newbern Street, Jamaica Plain, for two variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The proposal has been changed through design negotiations to better reflect the existing residential structures in the neighborhood. Side yard violation is incurred to accommodate a common driveway.



Z-10411 24-26 NEWBERN STREET, JAMAICA PLAIN

Board of Appeal Referrals

9/10/87

Hearing: 9/15/87 Z-10412
Pearlie Manassa
294-296 Columbus Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four apartments to three
apartments and offices.

Violation(s): Office is forbidden use.

VOTED: In reference to petition Z-10412, Pearlie Manassa, 294-296 Columbus Avenue, Boston, for forbidden use for change of occupancy from four apartments to three apartments and offices in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral until appellant meets with the Authority for review and approval of proposal as required by the Land Disposition Agreement deed restriction under which the property was purchased from the Authority.



Z-10412 294-296 COLUMBUS AVENUE, BOSTON

Hearing: 9/15/87 Z-10413
Anthony Oliviero
123-129 Havre Street
East Boston

Site: 5,000 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect three-story six-unit apartment structure.

Violation(s): Off-street parking not allowed within front or side yards.

Insufficient lot area and open space.

Off-street parking design.

Excessive floor area ratio.

VOTED: In reference to petition Z-10413, Anthony Oliviero, 123-129 Havre Street, East Boston, for five variances to erect a three-story six-unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Havre Street is located within proximity of the mouth of Callahan tunnel, the entrance ramp to the East Boston Expressway and Maverick Square. As a result of the streets locus, traffic on Havre Street is very heavy with delivery trucks, gas trucks and cars. At a presentation to the East Boston PZAC, the abutters were very concerned with the original off-street parking layout which provides for five spaces in front. Cars exiting the project would have to back out onto the street posing a serious danger to residents and drivers using this busy street. In addition, the direct abutters were justifiably concerned about fumes and noise from cars parked near their windows. Although the PZAC voted to approve the proposed project as submitted, denial is still appropriate. Off-street parking is a fundamental necessity in East Boston. If the project cannot provide an adequate and safe parking plan to support the proposed density then the density is too great for the size of the lot and the prevailing character of the neighborhood. It is, therefore, recommended that the applicant explore the possibilities of decreasing the density of the project or providing parking below grade to better accommodate the externalities of a multifamily development while addressing the abutters' concerns regarding noise, fumes, and safety.



Z-10413

123-129 HAVRE STREET, EAST BOSTON

Board of Appeal Referrals

9/10/87

Hearing: 9/15/87 Z-10414
30-32 Oliver Street Corporation
Frank Sawyer
27 Pinckney Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from one-family dwelling to four
apartments.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-10414, 30-32 Oliver
Street Corporation, Frank Sawyer, 27 Pinckney Street,
Boston, for variance for change of occupancy from
one-family dwelling to four apartments in an
apartment (H-2-65) district, the Boston Redevelopment
Authority recommends denial. Proposal to create
four small studio apartments is excessive for this
building and the neighborhood which already has
a major parking shortage.



Z-10414

27 PINCKNEY STREET, BOSTON

Board of Appeal Referrals

9/10/87

Hearing: 9/15/87

Z-10415
Kathleen Brown
42 Clayton Street
Dorchester

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from offices to two-family dwelling
and enclose side porch.

Violation(s): Two-family dwelling is forbidden use.

VOTED: In reference to petition Z-10415, Kathleen Brown, 42 Clayton Street, Dorchester, for forbidden use for change of occupancy from offices to two-family dwelling and enclose side porch in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Structure has been occupied as a two-family dwelling approximately twenty years without apparent impact. Surrounding area is a mix of multifamily dwellings and commercial uses.



Z-10415 42 CLAYTON STREET, DORCHESTER

Board of Appeal Referrals

9/10/87

Hearing: 9/8/87 Z-10417-10422
Thomas M. Linnane
1-6 Summit Heights Road
Hyde Park

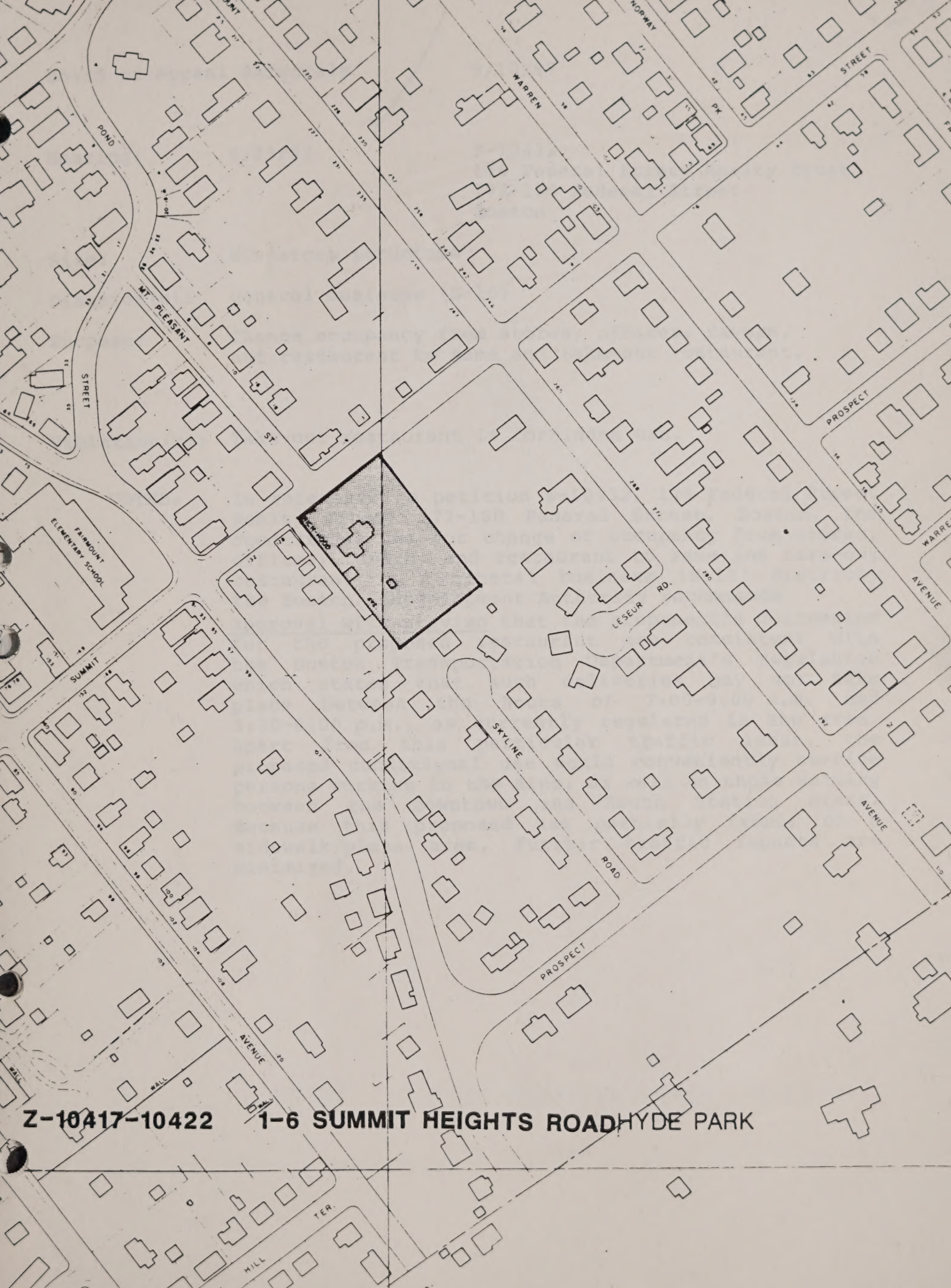
Site: 44,508 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect six one-family dwellings.

Violation(s): Insufficient front and rear yards and off-street parking.

VOTED: In reference to petitions Z-10417-10422, Thomas M. Linnane, 1-6 Summit Heights Road, Hyde Park, for thirteen variances to erect six one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant should meet with community which has expressed strong concerns with respect to impacts of proposed plan. A private way would be constructed within sixty feet of an existing private way, creating an inappropriate subdivision effect on existing land and an undesirable precedent for the area.



Z-10417-10422

1-6 SUMMIT HEIGHTS ROAD HYDE PARK

Board of Appeal Referrals

9/10/87

Hearing: 9/29/87 Z-10432
176 Federal Street Realty Trust
172-180 Federal Street
Boston

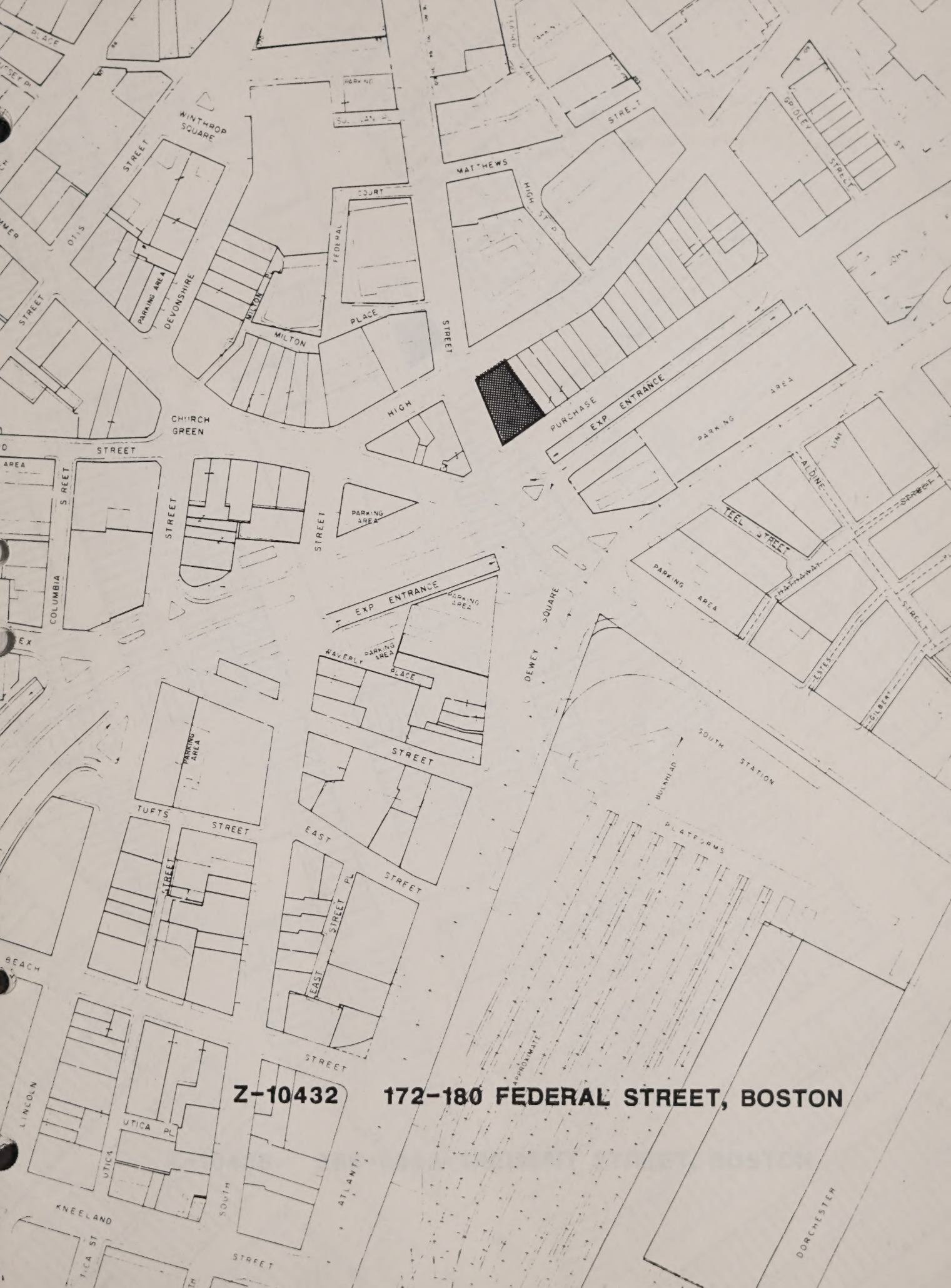
Site: Six-story structure

District(s): General business (B-10)

Purpose: Change occupancy from stores, offices, tavern,
and restaurant to same and take-out restaurant.

Violation(s): Take-out restaurant is forbidden use.

VOTED: In reference to petition Z-10432, 176 Federal Street Realty Trust, 172-180 Federal Street, Boston, for conditional use for change of occupancy from stores, offices, tavern, and restaurant to same and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that the proponent's deliveries for the proposed restaurant are consistent with the Boston Transportation Department's regulation which states that such deliveries may not take place between the hours of 7:00-9:00 a.m. and 3:30-6:00 p.m., as currently regulated in the area. Apart from this particular traffic issue, the proposed conditional use would conveniently service persons working in the area, as well as those walking between the downtown and South Station areas. Because this proposed use partially fronts on a sidewalk/plaza area, further traffic impacts are minimized.



Z-10432

172-180 FEDERAL STREET, BOSTON

565-569A TREMONT STREET, BOSTON

565-569A TREMONT STREET, BOSTON



Z-10435

565-569A TREMONT STREET, BOSTON

9/10/87

Hearing: 9/15/87 Z-10460
Paul G. Roiff
18A-20 Parker Hill Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from nursing home to 34-room lodging house and one apartment.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10460, Paul G. Roiff, 18A-20 Parker Hill Avenue, Roxbury, for four variances for change of occupancy from nursing home to 34-room lodging house and one apartment in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews project with community and Authority. Although the use is one which the City and Authority encourage, the density, open space, and off-street parking issues must be addressed.

Hearing: 9/15/87 Z-10460
Paul G. Roiff
18A-20 Parker Hill Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from nursing home to 34-room lodging house and one apartment.

Violation(s): Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-10460, Paul G. Roiff, 18A-20 Parker Hill Avenue, Roxbury, for four variances for change of occupancy from nursing home to 34-room lodging house and one apartment in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews project with community and Authority. Although the use is one which the City and Authority encourage, the density, open space, and off-street parking issues must be addressed.

Board of Appeal Referrals

9/10/87

Hearing: 9/15/87 Z-10481
J. C. Hillary's Ltd.
Mark Hardzfeld
777-793 Boylston Street
Boston
Site: Three-story structure (offices and restaurant)
District(s): General business (B-6-90A)
Purpose: Provide outside seating for 40 restaurant patrons.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-10481, J. C. Hillary's Ltd., Mark Hardzfeld, 777-793 Boylston Street, Boston, for variance to provide outside seating for forty restaurant patrons in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends approval with the following provisos: review and approval by the Back Bay Architectural Commission and agreement for the proposal with the Neighborhood Association of the Back Bay. The Back Bay Association is in support of the project and believes that this is an appropriate use and compatible with the surrounding area.

Hearing: 9/15/87 Z-10481
J. C. Hillary's Ltd.
Mark Hardzfeld
777-793 Boylston Street
Boston

Site: Three-story structure (offices and restaurant)

District(s): General business (B-6-90A)

Purpose: Provide outside seating for 40 restaurant patrons.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-10481, J. C. Hillary's Ltd., Mark Hardzfeld, 777-793 Boylston Street, Boston, for variance to provide outside seating for forty restaurant patrons in a general business (B-6-90A) district, the Boston Redevelopment Authority recommends approval with the following provisos: review and approval by the Back Bay Architectural Commission and agreement for the proposal with the Neighborhood Association of the Back Bay. The Back Bay Association is in support of the project and believes that this is an appropriate use and compatible with the surrounding area.

Hearing: 9/15/87 Z-10483
Boston Redevelopment Authority
300 Chelsea Street, Building 114
Charlestown

Site: Two-story structure

District(s): General business (B-1-U)

Purpose: Legalize occupancy as marine office center and
boatyard.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10483, Boston
Redevelopment Authority, 300 Chelsea Street,
Building 114, Charlestown, for exception to legalize
occupancy as marine office center and boatyard
in a general business urban renewal area (B-1-U)
district, the Boston Redevelopment Authority
recommends approval with proviso that plans be
submitted to the Authority for continuing design
review approval. Restoration and rehabilitation
of a historic marine structure in the Charlestown
Navy Yard.

Hearing: 9/15/87

Z-10483

Boston Redevelopment Authority
300 Chelsea Street, Building 114
Charlestown

Site: Two-story structure

District(s): General business (B-1-U)

Purpose: Legalize occupancy as marine office center and
boatyard.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-10483, Boston Redevelopment Authority, 300 Chelsea Street, Building 114, Charlestown, for exception to legalize occupancy as marine office center and boatyard in a general business urban renewal area (B-1-U) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for continuing design review approval. Restoration and rehabilitation of a historic marine structure in the Charlestown Navy Yard.



Z-10627-10632 30-68 ANNUNCIATION ROAD,
250-270 RUGGLES STREET, ROXBURY